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January 21, 2022

Neighborhood Meeting Notification

Re: Proposed Zoning Change from R-4 Residential to R-5A Residential
Property Address: 4490 & 4492 Brownsboro Road
(Case No. 21-ZonePA-0160)

Dear Neighbor,

Our client, Alter Development Group, is proposing a Zone Change on the property located at 4490 & 4492 Brownsboro Road to allow 14 units to be developed.

A Neighborhood Meeting is required by Louisville Metro Planning and Design Services to present the proposal to the adjoining property owners and interested parties. Because of the Governor of Kentucky's Covid-19 emergency orders regulating social distancing and public gatherings, this Neighborhood Meeting will be held online using a platform called Zoom.

Zoom Meeting Date and Time: **February 8th, 2022 at 6:30 pm**

To join the Zoom Meeting Online:

Direct link:

<https://bit.ly/3Kv5nT8>

Full link:

<https://frostbrowntodd.zoom.us/j/82680776726?pwd=YU9QNvhWcGZxKzV4WXdHSHBJdzUzUT09>

By Telephone:

US: +1 **312 626 6799** or +1 929 205 6099 or +1 301 715 8592 or +1 669 900 6833
or +1 253 215 8782 or +1 346 248 7799

Webinar ID: **826 8077 6726**

Passcode: **86127879**

If you are unable to attend the meeting and have comments, or if you would like the meeting invitation link emailed to you, please contact the project's primary contact (**Tanner Nichols**).

Primary Contact:

Tanner Nichols, Attorney

(502) 779-8616

tnichols@fbtlaw.com

Frost Brown Todd LLC

400 West Market Street, Suite 3200
Louisville, KY 40202

Applicant/Developer:

Christopher D Thompson
Alter Development Group
136 St Matthews Ave, Suite 300
Louisville, KY 40207

Engineering Firm:

Chris Brown, AICP
Planning Director/Project Manager
BTM Engineering Inc., a Bowman Company
3001 Taylor Springs Drive
Louisville, KY 40220
cbrown@bowman.com
(502) 459-8402 (office)

Louisville Metro Planning & Design Services Contact:

Jay Lockett, AICP, Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
Jay.Lockett@louisvilleky.gov
(502) 574-5159

Detailed Summary of Proposal

This proposal is to rezone approximately 2.2 Acres from R-4 to R-5A, to allow the development of 14 units to be located at 4490 & 4492 Brownsboro Road. An additional storage structure is proposed to mitigate current conditions. All requirements set forth by the Louisville Metro Land Development Code are intended to be met.

Please note that all information is subject to changes pending agency comments.

All subsequent plans are available to the public on the Planning & Design Services Online Customer Service Portal with the assigned Case Number or site address. The Neighborhood Meeting is required to be held prior to submitting a Formal Zoning Change Application and has therefore not been assigned a Case Number at this time. The initial information can be found in Preliminary Case Number 21-ZonePA-0160. Please contact Jay Luckett for updates on filings and the Formal Case Number.

The Planning & Design Services Online Customer Service Portal can be found here:
<https://aca-louisville.accela.com/ljcmg/Default.aspx>

Click on the "Search" tab
Then "Planning Applications"
Enter the case number in "Record Number" box
Click on the "Record Info" tab

Alternately, put an address range into the address section.

FOR REVIEW ONLY

BTM Engineering
BTM Engineering, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply.
1055 S. MAIN ST., SUITE 200, LOUISVILLE, KY 40203
(502) 459-7777

DATE: _____
CONTRACT: _____

LOCATION MAP
NOT TO SCALE

TREE CANOPY CALCULATIONS

EXIST. TREE CANOPY ON SITE	2,250 SQ. FT.
EX. TREE CANOPY TO BE REMOVED	2,250 SQ. FT. (27.14%)
ADDITIONAL TREE CANOPY REQUIRED	23,796 SQ. FT. (223.86%)
TOTAL TREE CANOPY PROVIDED	26,046 SQ. FT.

SITE DATA

3,250 ACRES	2,250 SQ. FT.
2,250 SQ. FT.	0.05 ACRES
2,250 SQ. FT.	0.05 ACRES
2,250 SQ. FT.	0.05 ACRES

PARKING CALCULATIONS

MINIMUM PARKING SPACES	28 SPACES
MAXIMUM PARKING SPACES	65 SPACES
PROPOSED PARKING SPACES	28 SPACES

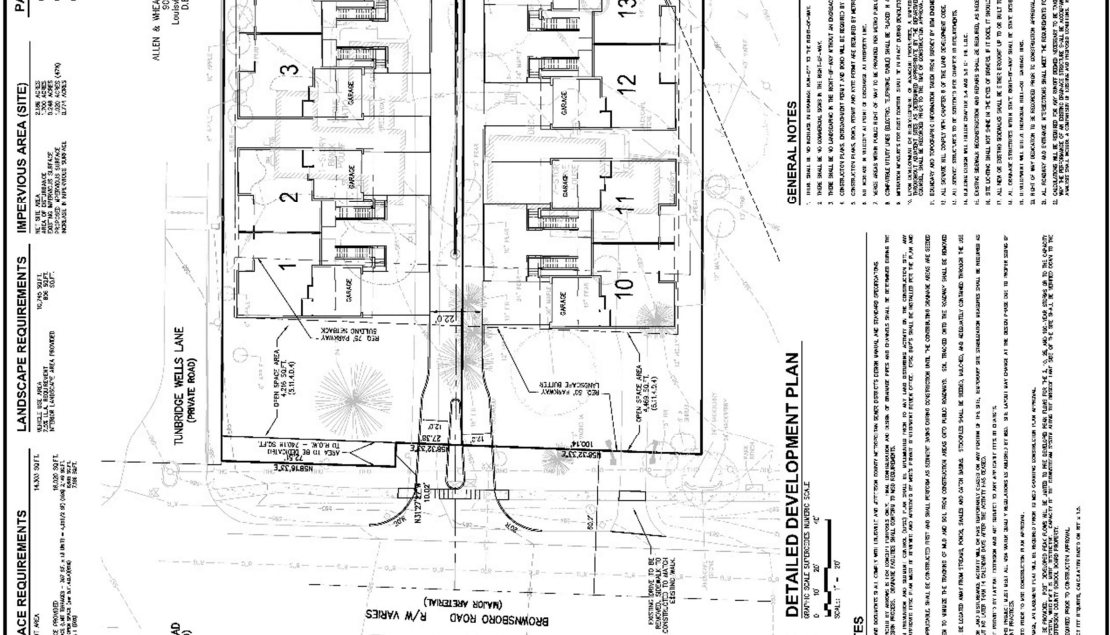
IMPERVIOUS AREA (SITE)

TOTAL IMPERVIOUS AREA	1,200 SQ. FT.
PERCENT IMPERVIOUS AREA	5.2%

LANDSCAPE WELLS LANE (PRIVATE ROAD)

OPEN SPACE REQUIREMENTS

MINIMUM OPEN SPACE	10,000 SQ. FT.
MINIMUM OPEN SPACE PER ACRE	2,273 SQ. FT.
MINIMUM OPEN SPACE PER ACRE	2,273 SQ. FT.

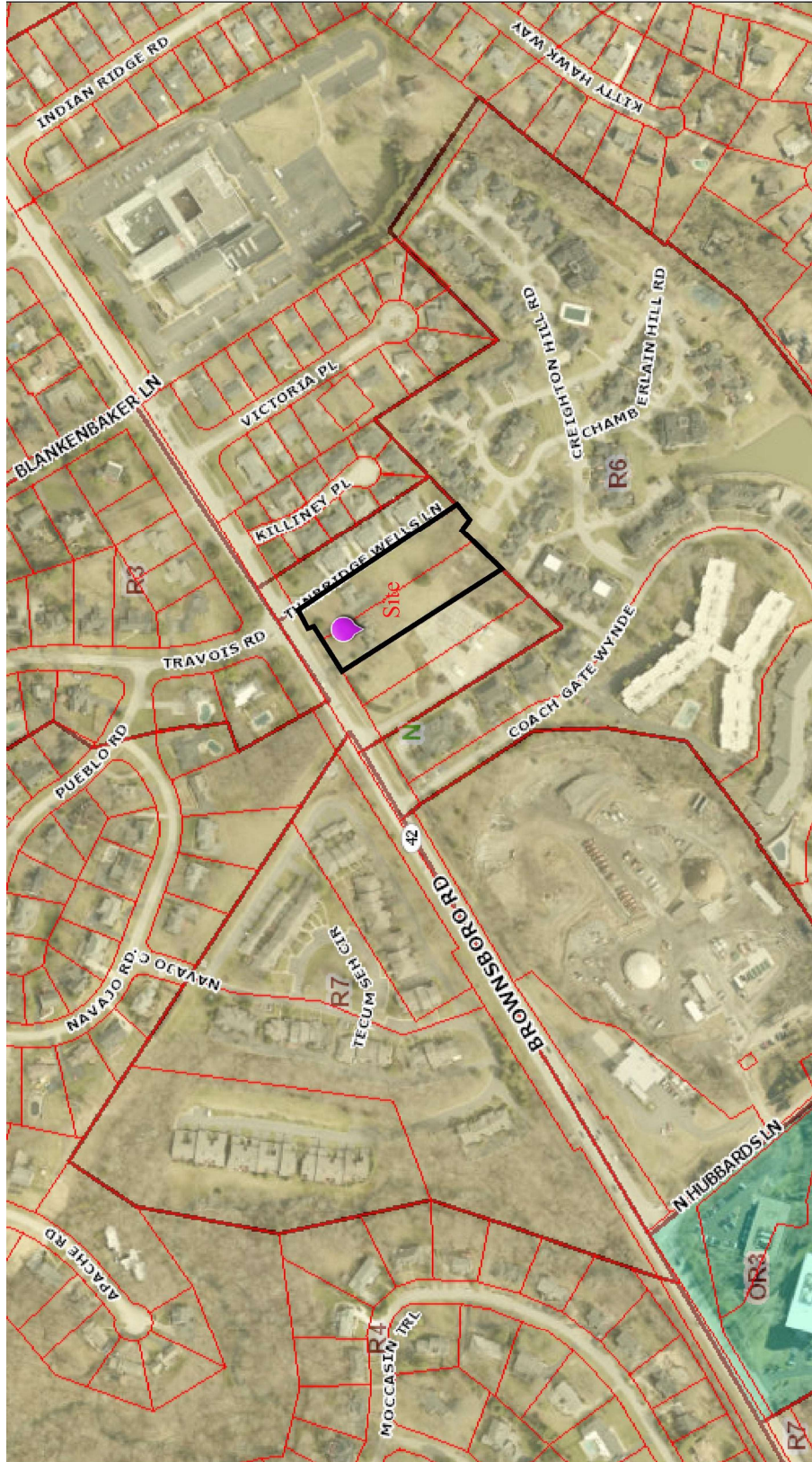


MSD NOTES

- THESE SHALL BE IN ACCORDANCE WITH THE CITY OF LOUISVILLE, KY, ZONING ORDINANCES.
- THESE SHALL BE IN ACCORDANCE WITH THE CITY OF LOUISVILLE, KY, PLANNING AND ZONING DEPARTMENT'S DESIGN STANDARDS SPECIFICATIONS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOUISVILLE, KY, PLANNING AND ZONING DEPARTMENT'S DESIGN STANDARDS SPECIFICATIONS.
- ALL UTILITIES SHALL BE SHOWN AS LOCATED BY THE CITY OF LOUISVILLE, KY, PLANNING AND ZONING DEPARTMENT'S DESIGN STANDARDS SPECIFICATIONS.
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LEGEND

- OVERHEAD UTILITIES
- GAS LINE
- WALKWAY
- EXISTING CONTIGUOUS LINE
- EX. STORM LINE
- SCALE
- CONCENTRIC
- UTILITY POLE
- PROP. SANITARY SEWER
- PROP. WATER MAIN
- PROP. WATER VALVE
- PROP. GAS VALVE
- CLAY PIPE
- TELEPHONE/PEDESTAL
- EXISTING CATCH BASIN
- UNPAVED ALLOW
- PROPOSED SIGN



Area Map W/ Zoning

400 West Market Street, Suite 3200 | Louisville, KY 40202 | 502.589.5400 | frostbrowntodd.com
Indiana | Kentucky | Michigan | Ohio | Pennsylvania | Tennessee | Texas | Virginia | West Virginia

After the Neighborhood Meeting

This Neighborhood Meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the sign in sheet, you will receive a notice of the public meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to **<https://louisvilleky.gov/government/planning-design>** to view meeting agendas, search case information, or obtain other Planning & Design Services information.